



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

 3  2  2  E

# Farnley Lane, Otley, LS2 1

## Offers Over £435,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

This immaculately presented three bedroom Victorian stone terrace comes complete with quality fixtures and fittings throughout, and is within easy reach of Otley town centre amenities as well as walking distance from Prince Henrys Grammar School. Set over three floors and retaining many original features, this ideal family home offers generous accommodation and benefits from having an enclosed, beautifully presented, south facing garden to the rear and a larger than average single garage and a parking space. In brief, on the ground floor, there is a welcoming entrance hall, well proportioned living room, a separate dining room leading to a dining kitchen with a door to the rear garden; to the first floor, there are two double bedrooms, and a bathroom; and on the top floor, there is a spacious double bedroom with en suite. An early viewing is highly recommended.

Otley is a thriving, historical market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs, and also benefits from well-regarded schools for all ages including Prince Henrys Grammar School. The town centre bus station has regular bus services to Leeds, Bradford and Harrogate, and in addition, there is a railway station at nearby Menston offering mainline links. And for those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002  
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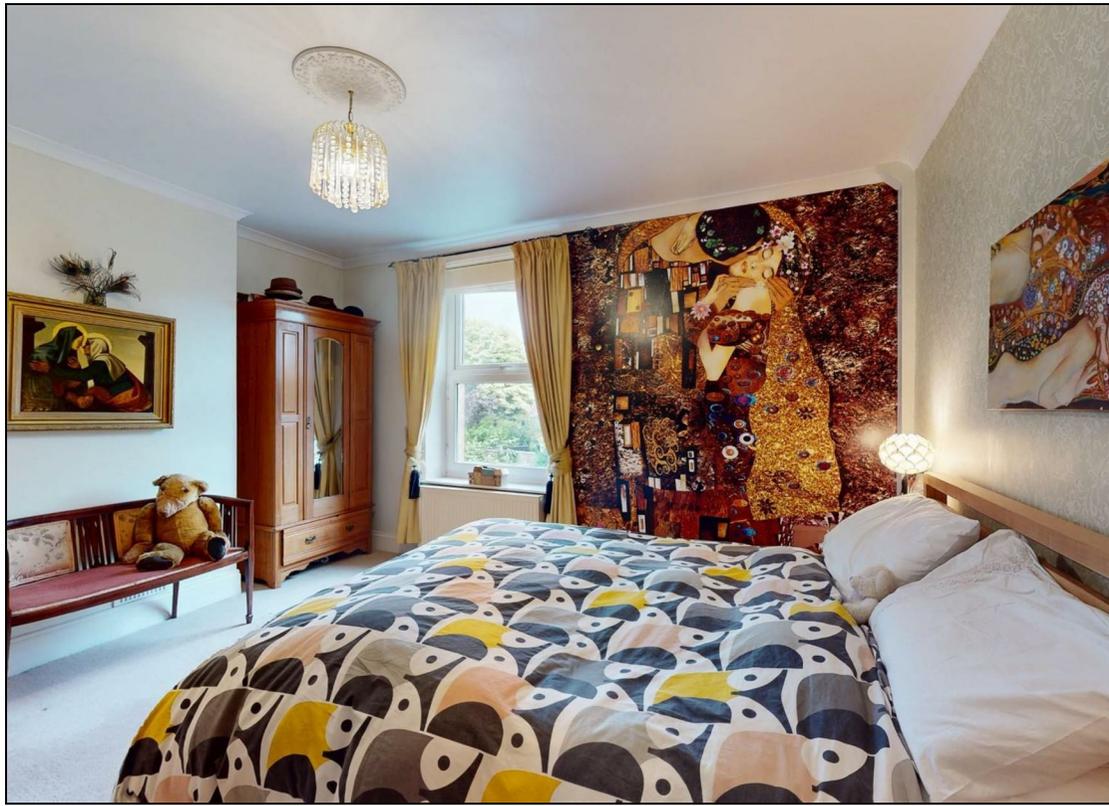
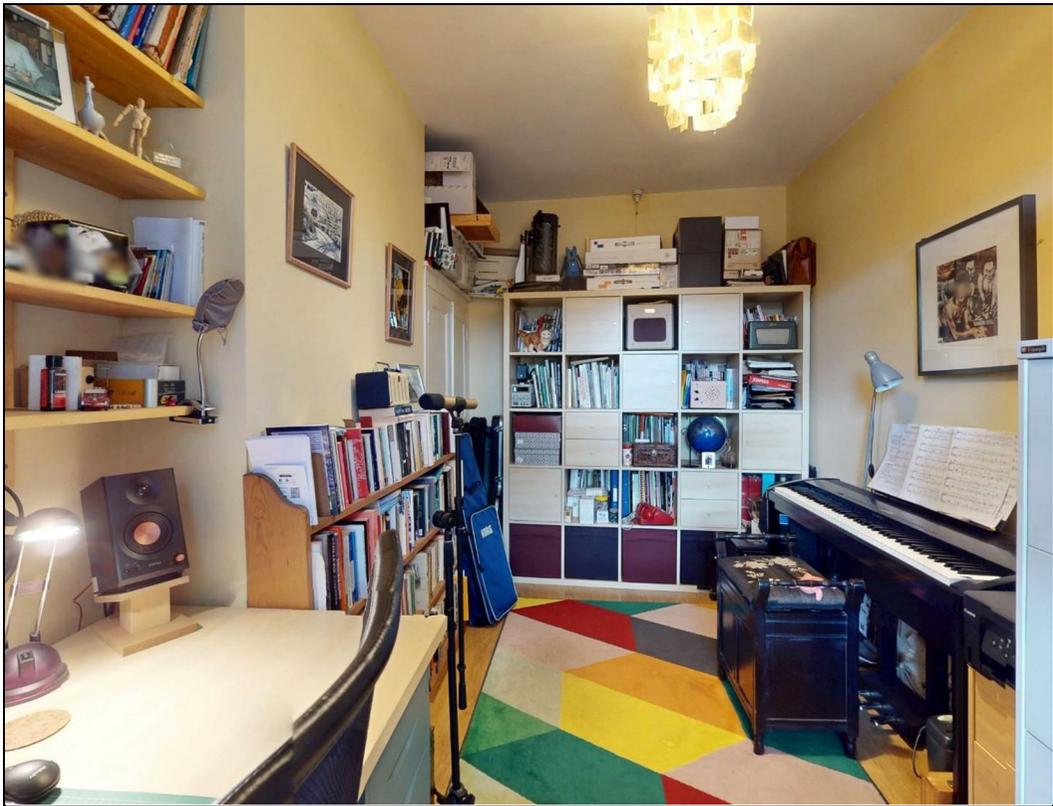


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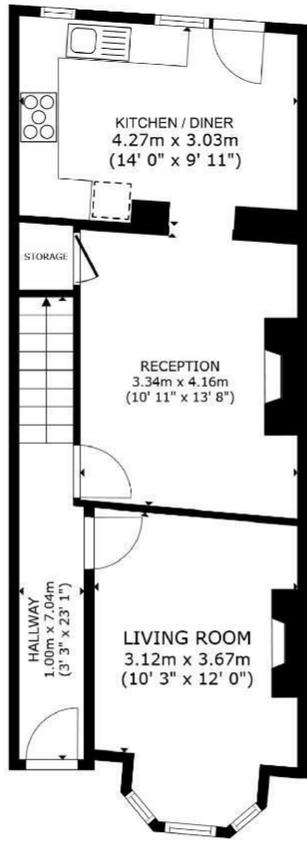
## KEY FEATURES

- THREE BEDROOM VICTORIAN MID TERRACE
  - SET OVER THREE FLOORS
- SINGLE STOREY REAR KITCHEN EXTENSION
  - SOUTH FACING REAR GARDEN
- LARGE SINGLE GARAGE PLUS PARKING SPACE
  - POPULAR RESIDENTIAL LOCATION
  - CLOSE TO OTLEY TOWN CENTRE
  - HOUSE BATHROOM & EN SUITE
  - TWO RECEPTION ROOMS
  - EPC RATING E

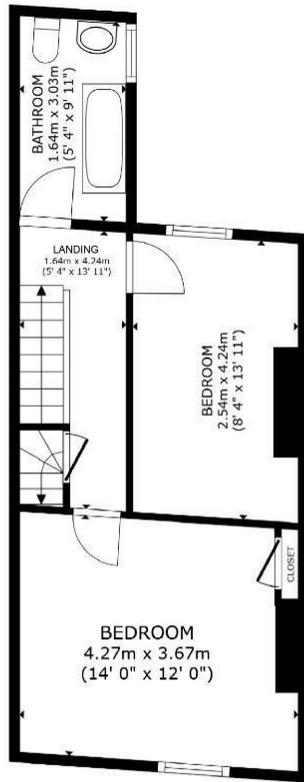




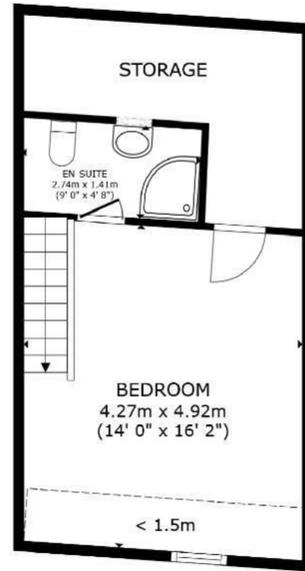




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 49.4 m<sup>2</sup> (532 sq.ft.) FLOOR 2 39.5 m<sup>2</sup> (425 sq.ft.) FLOOR 3 30.8 m<sup>2</sup> (332 sq.ft.)  
 EXCLUDED AREAS: REDUCED HEADROOM 3.4 m<sup>2</sup> (37 sq.ft.)  
 TOTAL: 119.7 m<sup>2</sup> (1,289 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**DIRECTIONS**

From our Hunters Otley offices on Kirkgate, follow the road down to the main lights. Proceed through the lights, around Manor Square and continue along Bridge Street. Cross over the river and then take the first turning on the right into Farnley Lane where the property can be found on the right hand side, identifiable by our Hunters For Sale board.

**AGENTS NOTES**

Tenure: Freehold

Council Tax Band C, Leeds City Council

**ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

**ADDITIONAL SERVICES**

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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